

144.0

0008

0003.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
876,800 / 876,800
876,800 / 876,800
876,800 / 876,800
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
154		NEWPORT ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: HARRINGTON KEVIN J	
Owner 2:	
Owner 3:	

Street 1: 154 NEWPORT ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER	
Owner 1: PENNEY ELIZABETH F -	
Owner 2: -	
Street 1: 154 NEWPORT ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	

NARRATIVE DESCRIPTION	
This parcel contains .09 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Vinyl Exterior and 1830 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	
Flood Haz:	
D	Exempt
s	Topo
t	3
	Below Stree
	Street
	Gas:

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
101	One Family
	3922
	Sq. Ft.
	Site
	0
	80.

IN PROCESS APPRAISAL SUMMARY	
Use Code	Land Size
101	3922.000
	Building Value
	443,600
	Yard Items
	3,100
	Land Value
	430,100
	Total Value
	876,800

Legal Description	

User Acct	
	94506
	GIS Ref
	GIS Ref
	Insp Date
	03/13/12

Entered Lot Size	
Total Land:	
Land Unit Type:	

Parcel ID	
144.0-0008-0003.0	

!11279!	
PRINT	
Date	Time
12/30/21	12:14:10
LAST REV	
Date	Time
05/13/14	12:11:19
philc	
11279	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION	
Grantor	Legal Ref
PENNEY ELIZABET	37167-50
	13703-539
	Date
	11/25/2002
	Sale Code
	439,900
	Sale Price
	V Tst Verif
	Notes
	No No
	No No N

TAX DISTRICT	

PAT ACCT.	

BUILDING PERMITS	
Date	Number
10/2/2013	1435
	Addition
	84,000 O
9/16/2009	850
	Addition
	116,000 C
	G
	GROWTH
	BUILD 13X19 1 STOR

ACTIVITY INFORMATION	
Date	Result
5/13/2014	External Ins
	PC PHIL C
3/4/2014	Info Fm Prmt
	EMK Ellen K
3/13/2012	Inspected
	BR B Rossignol
2/11/2010	Info Fm Prmt
	BR B Rossignol
12/1/2008	Meas/Inspect
	189 PATRIOT
1/8/2003	MLS
	MM Mary M
11/6/2000	Hearing Chag
	201 PATRIOT
1/4/2000	Inspected
	264 PATRIOT
11/30/1999	Mailer Sent
Sign:	VERIFICATION OF VISIT NOT DATA

Verification of Visit Not Data	
	/ / /

Appraised Value	
Alt Class	%
	Spec Land
J Code	Fact
	Use Value
	Notes

Total AC/Ha: 0.09004	
Total SF/SM: 3922	
Parcel LUC: 101	One Family
Prime NB Desc	Brackett
Total:	430,127
Spl Credit	
Total:	430,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type:	6 - Colonial			Full Bath:	1	Rating:	Good	BSMT SINK.											
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:													
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:													
Foundation:	2 - Conc. Block			A 3QBth:		Rating:													
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Very Good												
Prime Wall:	4 - Vinyl			A HBth:		Rating:													
Sec Wall:		%		OthrFix:	1	Rating:	Average												
Roof Struct:	1 - Gable			OTHER FEATURES															
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good												
Color:	YELLOW			A Kits:		Rating:													
View / Desir:				Fpl:	1	Rating:	Good												
GENERAL INFORMATION				WSFlue:		Rating:													
Grade:	C+ - Average (+)			CONDOS INFORMATION															
Year Blt:	1931	Eff Yr Blt:		Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct:	G15	Fact: .		Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL:	STD			Phys Cond:	VG - Very Good	4.6 %		Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wal:	2 - Plaster			Functional:		%		Interior:		1	6	3							
Sec Int Wall:		%		Economic:		%		Additions:											
Partition:	T - Typical			Special:		%		Kitchen:											
Prim Floors:	3 - Hardwood			Override:		%		Baths:											
Sec Floors:		%		Total:		4.6 %		Plumbing:											
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ:	130.00	COMPARABLE SALES				Heating:									
Bsmnt Gar:				Size Adj.: 1.22377038		Rate	Parcel ID	Typ	Date	Sale Price				General:					
Electric:	3 - Typical			Const Adj.: 0.98000199															
Insulation:	2 - Typical			Adj \$ / SQ: 155.909															
Int vs Ext:	S			Other Features: 89250															
Heat Fuel:	2 - Gas			Grade Factor: 1.10															
Heat Type:	5 - Steam			NBHD Inf: 1.00000000															
# Heat Sys:	1			NBHD Mod:															
% Heated:	100	% AC:		LUC Factor: 1.00															
Solar HW:	NO	Central Vac: NO		Adj Total: 465034															
% Com Wal		% Sprinkled		Depreciation: 21392															
				Deprecated Total: 443642															
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:											
Make:		Model:																	
SPEC FEATURES/YARD ITEMS				Serial #:				Year:		Color:									
PARCEL ID 144.0-0008-0003.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	10X18	A	AV	1950	28.89	T	40	101			3,100		3,100		
More: N	Total Yard Items:	3,100		Total Special Features:					Total:	3,100		IMAGE				AssessPro Patriot Properties, Inc			
																			